

To: City of St. Louis Planning Commission

From: Don Roe, Executive Director

Subject: Chapter 99 Blighting Study and Redevelopment Plan
(2000-2020 N. Broadway & 2001 N. 2nd St. Redevelopment Area)
LCRA Plan #2410

Date: December 31, 2020

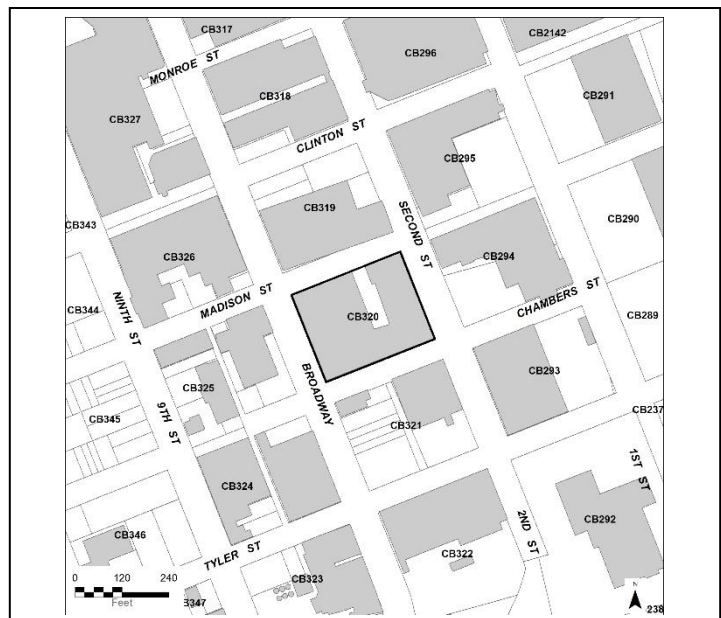
Summary

Submittal: Chapter 99 Blighting Study and Redevelopment Plan for Planning Commission review and recommendation.

Site: 1.66-acre site -- consisting of one entire city block. City Block 320 includes three parcels and is bounded by N. Broadway, Madison St., N. 2nd St. and Chambers St., and is located in the Near North Riverfront neighborhood.

Existing Uses: One mostly vacant large warehouse building and one vacant lot.

Proposal: A \$34 million renovation and conversion of a historic building into a mixed-use development project consisting of 146 apartments, 11,150 square feet of commercial space and 114 parking spaces.



Prospective Developer: Blackline Real Estate, which owns the three parcels.

Eminent Domain: Does not provide for eminent domain.

Support: Supported by Alderwoman Tammika Hubbard (5th Ward).

Recommended Action

That the Planning Commission finds the Chapter 99 Blighting Study and Redevelopment Plan for the 2000-2020 N. Broadway & 2001 N. 2nd St. Redevelopment Area to be recommended declared as blighted and the proposed Redevelopment Plan to be in conformity with the City's Strategic Land Use Plan and the North Riverfront Commerce Corridor Land Use Plan, an adopted Topical Plan, and **recommends approval** to the City's Board of Aldermen.

1.0 Background

- The Redevelopment Area consists of one entire city block. City Block 320 is bounded by N. Broadway, Madison St., N. 2nd St. and Chambers St., and is located in the Near North Riverfront neighborhood. The 1.66-acre city block includes three parcels -- 2000-2006 N. Broadway, 2020 N. Broadway and 2001-2021 N. 2nd St. The attached LCRA Fact Sheet summarizes this proposed Chapter 99 Blighting Study and Redevelopment Plan. (See Exhibit “A”).
- The Redevelopment Area’s existing uses include a large warehouse building and a vacant lot. The warehouse building is located on the 2000-2006 N. Broadway and 2001-21 N. 2nd St. parcels, while the vacant lot is located on the 2020 N. Broadway parcel. The L-shaped building is approximately 147,000 square feet in size. The building’s height varies between four and five stories. The building is currently mostly vacant, with approximately 25% of the building being used as long-term storage space. The building, known as the Standard Stamping Building, was listed on the National Register of Historic Places in January 2020. Photos of the Redevelopment Area are included in Exhibit “D”.
- Based on PDA staff’s visual survey, the Redevelopment Area is in fair condition. Although the building suffers from deferred maintenance, the building appears to be structurally sound. A copy of the Redevelopment Plan, which was prepared by St. Louis Development Corporation (SLDC) staff, is attached as Exhibit “B”. The Redevelopment Plan evaluated the Redevelopment Area as being in fair condition. The Redevelopment Plan’s Blighting Report includes the following comments:
 - “The property is unoccupied. Portions of it are subject to illegal dumping, and use by transients.”
 - “The unoccupied property is significantly deteriorated. This reduces the value of surrounding properties and would take significant investment to bring up to code”
- The Redevelopment Area is located in an industrial and commercial district. Although some businesses appear to be doing well, many older, multi-story buildings are in need of renovation. Large adjacent businesses include Wedge Tire Inc., 2011 N. Broadway; Vitro Seating Products, 201 Madison St.; and Worldwide Liquidators LLC, 108 Madison St. Photos of adjacent properties are included in Exhibit “D”.
- The Redevelopment Plan proposes a \$34 million renovation and conversion of the historic building. The proposed mixed-use development project would include 146 apartments (made up of 125 affordable and 21 market-rate units), 11,150 square feet of commercial space and 114 parking spaces. (An additional 95 parking spaces may be created on an adjacent city block.). A rendering and site plan of the proposed project is included in Exhibit “C”.
- In order to accommodate the proposed development project, the Redevelopment Area was the subject of two action items at the December 2, 2020 Planning Commission meeting. The Planning Commission approved Strategic Land Use Plan (SLUP) Amendment #21 -- which changed the site’s existing SLUP category from a Business/Industrial Preservation Area (BIPA) to a Specialty Mixed Use Area (SMUA) -- and recommended for approval the rezoning of the site from the “K” Unrestricted District to the “H” Area Commercial District.
- The prospective developer is Blackline Real Estate, which owns the Redevelopment Area’s three parcels.
- The Redevelopment Plan does not provide for the use of eminent domain. It does provide for up to 20 years of tax abatement as follows: 15 years of tax abatement based on 95% of the assessed value of the incremental improvements, followed by five years of tax abatement based on 90% of the assessed value of the incremental improvements.
- The Redevelopment Plan is supported by Alderwoman Tammika Hubbard (5th Ward).

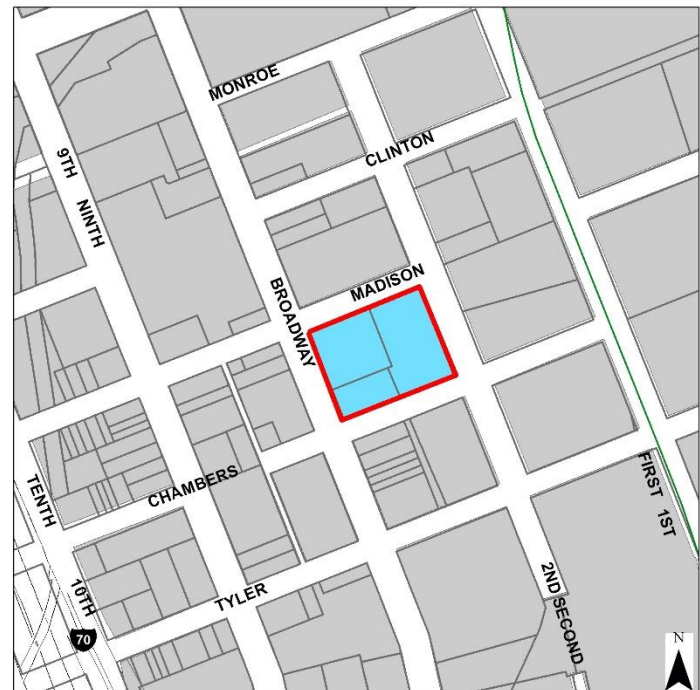
2.0 Comments

The City's Strategic Land Use Plan designates the Redevelopment Area as a Specialty Mixed Use Area (SMUA).

The SMUA Strategic Land Use Category is defined as: *"Areas like Downtown St. Louis where it is intended that a unique mix of uses be preserved and developed."*

The proposed Redevelopment Plan would facilitate the development of a \$34 million renovation and conversion of a historic building into a mixed-use development project consisting of 146 apartments, 11,150 square feet of commercial space and 114 parking spaces. If this development project is successful, it could encourage additional adaptive reuse projects in this industrial and commercial district. Thus, the proposed Redevelopment Plan is in conformity with the City's Strategic Land Use Plan.

The Redevelopment Area is also located within the boundaries of the North Riverfront Commerce Corridor Land Use Plan, an adopted Topical Plan. The plan's vision for this part of the planning area is to: "Accommodate a wide variety of mixed-use businesses to provide goods and services to the NRCC and surrounding areas." It also recommends "Upper-floor live/work residential" for this part of the planning area. The development project would renovate an underutilized historic building and could help to revitalize this part of the Near North Riverfront neighborhood. Thus, the proposed Redevelopment Plan is in conformity with the North Riverfront Commerce Corridor Land Use Plan.



City Block 320

Strategic Land Use Categories

Neighborhood Preservation Area	Business/Industrial Preservation Area
Neighborhood Development Area	Business/Industrial Development Area
Neighborhood Commercial Area	Institutional Preservation and Development Area
Regional Commercial Area	Specialty Mixed Use Area
Recreational and Open Space Preservation and Development Area	Opportunity Area

2.1 Public Input

The Board of Alderman will conduct a public hearing as part of the legislative process.

2.2 Previous Commission Action

At its January 9, 2013 meeting, the Planning Commission adopted the North Riverfront Commerce Corridor Land Use Plan as a Topical Plan.

At its December 2, 2020 meeting, the Planning Commission approved Strategic Land Use Plan (SLUP) Amendment #21 -- which changed the site's existing SLUP category from a Business/Industrial Preservation Area (BIPA) to a Specialty Mixed Use Area (SMUA).

At its December 2, 2020 meeting, the Planning Commission recommended for approval the rezoning of the site from the "K" Unrestricted District to the "H" Area Commercial District. Board Bill #191 is currently going through the legislative process.

2.3 Requested Action

City of St. Louis Ordinance #64687, Section 8, Sub-Paragraphs 6 and 8 require that all Chapter 99, 100 and 353 Blighting Studies and Redevelopment Plans be submitted to the Planning Commission for its recommendation as to conformity with the City's Comprehensive Plan and any applicable Neighborhood Plan.

Requested Recommendation

That the Planning Commission finds the Chapter 99 Blighting Study and Redevelopment Plan for the 2000-2020 N. Broadway & 2001 N. 2nd St. Redevelopment Area to be recommended declared as blighted and the proposed Redevelopment Plan to be in conformity with the City's Strategic Land Use Plan and the North Riverfront Commerce Corridor Land Use Plan, an adopted Topical Plan, and **recommends approval** to the City's Board of Aldermen.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ST. LOUIS PLANNING COMMISSION AS FOLLOWS:

1. The Chapter 99 Blighting Study and Redevelopment Plan for the 2000-2020 N. Broadway & 2001 N. 2nd St. Redevelopment Area is hereby found to be recommended declared as blighted and the proposed Redevelopment Plan is in conformity with the City's Strategic Land Use Plan and the North Riverfront Commerce Corridor Land Use Plan, an adopted Topical Plan, and is recommended for approval to the City's Board of Aldermen.
2. The Executive Director of the Planning and Urban Design Agency is hereby directed to notify the Board of Aldermen of its recommendation.

EXHIBIT A

FACT SHEET

Property Address: 2000 - 2020 North Broadway & 2001 North 2nd St.

Alderwoman: Tammika Hubbard

Ward: 5th

Neighborhood: Near North Riverfront

Prospective Developer: Blackline

Property Is: _____ occupied X unoccupied

Eminent Domain: _____ was requested X was not requested

Current Assessed Value of Property: \$91,100

Other Comments: The prospective redeveloper plans to renovate a previous warehouse building into a mixed-use building. The developer proposes 146 apartments consisting of 125 affordable and 21 market rate units, approximately 11,150 square feet of commercial space and 116 onsite parking spaces. Based on the tax abatement map, the staff recommends up to twenty years of tax abatement provided as follows: fifteen years (15) years of tax abatement based on 95% of the assessed value of the incremental improvements, followed by 5 years of tax abatement based on 90% of the assessed value of the incremental improvements.

EXHIBIT B

ATTACHMENT "B"

Form: 1/24/20

BLIGHTING STUDY AND REDEVELOPMENT PLAN

FOR THE

**2000 - 2020 North Broadway & 2001 North 2nd St.
Redevelopment Area**

PROJECT # 2410

December 15, 2020

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

OF THE CITY OF ST. LOUIS

MAYOR
LYDA KREWSON

**BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR
2000 - 2020 NORTH BROADWAY & 2001 NORTH 2ND ST.
REDEVELOPMENT AREA**

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EXHIBITS

"A"	LEGAL DESCRIPTION
"B"	PROJECT AREA PLAN
"C"	PROPOSED LAND USE
"D"	ACQUISITION MAP
"E"	EQUAL OPPORTUNITY AND NON-DISCRIMINATION GUIDELINES
"F"	BLIGHTING REPORT
"G"	SUSTAINABILITY REPORT

A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The 2000 - 2020 North Broadway & 2001 North 2nd St. Redevelopment Area ("Area") encompasses approximately 1.65 acres in the Near North Riverfront Neighborhood of the City of St. Louis ("City").

The legal description of the Area is attached and labeled **Exhibit "A"**. The boundaries of the Area are delineated on **Exhibit "B"** ("Project Area Plan").

2. GENERAL CONDITION OF THE AREA

The Area comprises a portion of City Blocks 320.00, and includes 2000 - 2020 North Broadway & 2001 North 2nd St. The Area is in fair condition. The parcel by parcel physical conditions within the Area are shown on Exhibit "B" (Project Area Plan) and enumerated in Exhibit "F" (Blighting Report).

Unemployment figures, computed by the Missouri State Employment Service, indicate a 6.1% unemployment rate for the City as of October 2020. It is estimated that this rate is prevalent for residents of the neighborhoods surrounding the Area.

There are currently no jobs within the Area.

3. PRESENT LAND USE OF THE AREA

Existing land uses within the Area includes an unoccupied property.

The land use, including the location of public and private uses, streets and other rights-of-way, is shown on **Exhibit "B"**.

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES

The properties surrounding the Area are primarily used for commercial purposes.

Residential density for the surrounding neighborhoods is approximately .41 persons per acre in the Near North Riverfront neighborhood.

5. CURRENT ZONING

The Area is currently zoned "K" Unrestricted District, by the City of St. Louis Zoning Code, which is incorporated in this Plan by reference.

6. FINDING OF BLIGHT

The property within the Area is unoccupied and, in the conditions, outlined in **Exhibit “F”**. The existence of deteriorated property constitutes an economic or social liability to the City and presents a hazard to the health and well-being of its citizens. The preponderance of properties in the Area has been determined to be blighted within the meaning of Section 99.300 et seq. of the Revised Statutes of Missouri (the Land Clearance for Redevelopment Authority Law) and as defined in Section 353.020 RSMo as evidenced by the Blighting Report attached hereto, labeled **Exhibit “F”** and incorporated herein by this reference.

B. PROPOSED DEVELOPMENT AND REGULATIONS

1. DEVELOPMENT OBJECTIVES

The primary objectives of this Plan are to eliminate blight within the Area and to facilitate the redevelopment of the Area into productive mixed-use property pursuant to plans by or presented to the Land Clearance for Redevelopment Authority of the City of St. Louis (“LCRA”) (the “Project”).

The City Planning Commission adopted a Sustainability Plan on January 9, 2013. As Amended this Redevelopment Plan contributes to the sustainability of the City as outlined in the Sustainability Report (**Exhibit G**).

2. PROPOSED LAND USE OF THE AREA

The proposed land uses for the Area are mixed-use uses permitted in zones designated “K” Unrestricted District, by the City of St. Louis Zoning Code. Redeveloper(s) authorized by the LCRA to redevelop property in the Area (hereafter referred to as “Redeveloper(s)”) shall be permitted to use the property within the Area only for mixed-use use.

This Area is in the Market Types E Category of the January 2019 St. Louis Market Value (MVA). This type has higher than average levels of owner occupancy.

Exhibit “C” (Proposed Land Use) shows the proposed uses for the Area. The General Plan of the City which includes the “Strategic Land Use Plan” (as amended 2020) designates it as a Neighborhood Preservation Area (NPA).

3. PROPOSED ZONING

The zoning for the Area can remain “K” Unrestricted District. All land coverage and building intensities shall be governed thereby.

4. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land uses, zoning, public facilities and utility plans are appropriate and consistent with local objectives as defined by the General Plan of the City of St. Louis which includes the "Strategic Land Use Plan" (2020). Any specific proposal to the LCRA for redevelopment of the Area or any portion of the Area shall contain, among other things, adequate provisions for traffic, vehicular parking, safety from fire, adequate provisions for light and air, sound design and arrangement and improved employment opportunities.

5. PROPOSED EMPLOYMENT FOR THIS AREA

There are approximately 62 new jobs are proposed for the area.

6. CIRCULATION

The Proposed Land Use Plan (**Exhibit "C"**) indicates the proposed circulation system for the Area. The layouts, levels and grades of all public rights-of-way may remain unchanged.

Rights-of-way changes will be subject to the review and approval of the City Department of Streets, and all vacations of rights-of-way are subject to approval by ordinance.

7. BUILDING AND SITE REGULATIONS

The Area shall be subject to all applicable federal, state and local laws, ordinances, regulations and codes, including but not limited to, the City Building Code, Zoning District Regulations, and stipulations of the Planning and Urban Design Agency ("PDA") of the City. The population densities, land coverage, and building intensities of redevelopment shall be governed by the Zoning Code. No changes in the building codes or ordinances are required.

A Redeveloper(s) shall redevelop the Area in accordance with this Plan and the redevelopment agreement (if any) ("Agreement"), and shall maintain all structures, equipment, paved areas, and landscaped areas controlled by the Redeveloper(s) in good and safe order both inside and outside, structurally and otherwise, including necessary and proper painting. Failure to meet these requirements may result in suspension of tax abatement.

8. URBAN DESIGN

a. **Urban Design Objectives**

The property shall be redeveloped such that it is an attractive mixed-use asset to the surrounding neighborhood.

b. **Urban Design Regulations**

- 1.) **Rehabilitation** shall respect the original exterior in terms of design and materials. Window and door shapes and detailing shall be compatible with the original design
- 2.) **New construction** or alterations shall be positioned on their lot so that any existing recurrent building masses and spaces are continued as well as the pattern of setback from the street.
- 3.) **Exterior Materials** All new building materials on facades visible from the street(s) shall be compatible in type and texture with the dominant materials of adjacent buildings. Artificial masonry such as “Permastone” is not permitted. A submission of all building materials shall be required prior to approval.
- 4.) **Architectural Details** on existing structures shall be maintained in a similar size, detail and material. Where they are badly deteriorated, similar details salvaged from other buildings may be substituted. Both new and replacement window and doorframes shall be limited to wood or color finished aluminum on the street facing facades, including basement windows. Raw or unfinished aluminum and glass block are not acceptable. Awnings of canvas only are acceptable.
- 5.) **Roof Shapes**. When one roof shape is employed in a predominance of existing buildings in a block, any proposed new construction or alteration should be viewed with respect to its compatibility with the existing adjacent buildings.
- 6.) **Roof Materials** shall be slate, tile, copper or asphalt shingles where the roof is visible from the street. Brightly colored asphalt shingles are not appropriate.

c. **Landscaping and Sidewalk Maintenance**

The Area shall be well-landscaped. Perimeter street trees of a minimum caliper of 2-1/2 inches and generally 30-35 feet on center, depending upon tree type, utilities, curb cuts, etc., shall be provided along all public or private streets - preferably in tree lawns along the curb. If necessary, sidewalks shall be notched to accommodate the trees.

Ornamental or shade trees shall be provided in the front lawns along with evergreen accent shrubs.

Existing, healthy trees shall be retained, if feasible. Sidewalks shall be repaired/replaced to insure safe walkability in the city.

d. Fencing

Fencing in the front yards shall be limited to ornamental metal with a black matte finish. Fencing behind the building line and not facing a street may be chain link with a black matte finish, or a good quality, privacy fence provided it is not wood stockade style. Fencing facing a side street shall be ornamental metal or a good quality board fence up to six (6) feet in height provided landscaping is provided between the fence and the sidewalk.

9. PARKING REGULATIONS

Parking shall be provided in accordance with the applicable zoning and building code requirements of the City, including PDA standards. This will provide adequate vehicular parking for the Area.

Where feasible, parking shall be limited to the rear of the property in the Area off the alley, and at least one space shall be provided for each residential unit. In addition, surface parking shall not extend beyond the established building line. Surface parking along public streets shall be buffered by a continuous evergreen hedge at least two and one-half (2 ½) feet high on planting and maintained at three and one-half (3 ½) feet high at maturity.

10. SIGN REGULATIONS

All new signs shall be limited as set out in the City Code, this Plan and agreements between the LCRA and the Redeveloper(s).

11. BUILDING, CONDITIONAL USE AND SIGN PERMITS

No building, conditional use, or sign permits shall be issued by the City without the prior written approval of the LCRA.

12. PUBLIC IMPROVEMENTS

No additional schools, parks, recreational and community facilities or other public facilities will be required. Additional water, sewage or other public utilities may be required depending on development. The cost of such utility improvements will be borne by the Redeveloper(s).

If funds are available to the LCRA, it may provide public improvements including, but not limited to, measures for the control of traffic, improvements to street lighting, street trees, and any other improvements which may further the objectives of this Plan.

When developed in accordance with this Plan, the Area will comprise a coordinated, adjusted and harmonious redevelopment that promotes the health, safety, morals, order, convenience, prosperity, general welfare, efficiency and economy of the City.

C. PROPOSED SCHEDULE OF DEVELOPMENT

It is estimated that the implementation of this Plan will take place in a single phase initiated within approximately one (1) year of approval of this Plan by City ordinance and completed within approximately three (3) years of approval of this Plan by City ordinance.

The LCRA may alter the above schedule in accordance with its July 24, 2018 policy governing time extensions, as may be amended.

D. EXECUTION OF PROJECT

1. ADMINISTRATION AND FINANCING

The LCRA is empowered by Missouri law to administer redevelopment of all types pursuant to this Plan and can do so to the extent and in the manner prescribed by the Land Clearance for Redevelopment Authority Law.

All costs associated with the redevelopment of the Area will be borne by the Redeveloper(s).

Implementation of this Plan may be financed by funds obtained from private and/or public sources, including, without limitation, revenue bonds, bank loans, and equity funds provided by the Redeveloper(s).

2. PROPERTY ACQUISITION

The Project Area Plan-Acquisition Map, **Exhibit “D”** attached, identifies all the properties located in the Area. The LCRA may not acquire any property in the Area by the exercise of eminent domain.

3. PROPERTY DISPOSITION

If the LCRA acquires property in the Area, it may sell or lease the property to Redeveloper(s) who shall agree to redevelop such property in accordance with this Plan and the Agreement between such Redeveloper(s) and the LCRA. Any property acquired by the LCRA and sold to Redeveloper(s) will be sold at not less than its fair value, taking into account and giving consideration to those factors enumerated in Section 99.450, R.S.Mo. (2016) as amended, for uses in accordance with this Plan.

4. RELOCATION ASSISTANCE

The property within the Area is currently unoccupied. If the property should become occupied, all eligible occupants displaced as a result of the implementation of the Plan shall be given relocation assistance in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

E. COOPERATION OF THE CITY

The City and its Board of Aldermen, by enacting an ordinance approving this Plan, pledges its cooperation to enable the Project to be carried out in a timely manner and in accordance with this Plan.

F. TAX ABATEMENT

The Redeveloper(s) may seek ten (10) year real estate tax abatement pursuant to Sections 99.700 – 99.715, RSMo, as amended, upon application as provided therein. Such real estate tax abatement shall not include any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other similar local taxing district created in accordance with Missouri law, whether now existing or later created.

In lieu of the ten (10) year abatement outlined above, any Redeveloper(s) which is an urban redevelopment corporation formed pursuant to Chapter 353 of the Revised Statutes of Missouri, 2016, as amended, shall hereby be entitled to real property ad valorem tax abatement which shall not include any Special Business District, Neighborhood Improvement District, Commercial Improvement District or any other single local taxing district created in accordance with Missouri law, whether now existing or later created, for a total period of twenty (20) years from the commencement of such tax abatement for each specific parcel of property within the Area, in accordance with the following provisions.

If property in the Area is sold by the LCRA to an urban redevelopment corporation formed pursuant to Chapter 353 of Revised Statutes of Missouri, 2016, as amended, or if any such corporation shall own property within the Area, then for the twenty (20) year period after the date the redevelopment corporation shall acquire title to each specific parcel of property in the Area, taxes on that specific parcel of property shall be based upon the assessment of land, exclusive of any improvements thereon, during the calendar year prior to the calendar year during which the corporation shall have acquired title to that property.

- In addition to such taxes, any such corporation shall during the first fifteen (15) year period make a payment in lieu of taxes to the Collector of Revenue of the City of St. Louis in an amount based upon five percent (5%) of the assessed value of the incremental improvements for that specific parcel of property with the Area. During the next five (5) year period make a payment in lieu of taxes to the Collector of Revenue of the City of St. Louis in an amount based upon ten percent (10%) of the assessed value of the incremental improvements for that specific parcel of property within the Area.

All payments in lieu of taxes shall be a lien upon the property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during said twenty (20) year period for each specific parcel of property within the Area, shall inure to the benefit of all successors in interest in the property of the development corporation, so long as such successors shall continue to use the property as provided in this Plan and in any agreement with the LCRA. In no event shall such benefits extend beyond twenty (20) years for each specific parcel of property within the Area after the development corporation shall have acquired title to each specific parcel of property.

G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS

1. LAND USE

Redeveloper(s) shall not discriminate on the basis of race, color, familial status, national origin, sex, marital status, age, sexual orientation, gender identity or expression, religion or disability in the lease, sale or occupancy of the Area.

2. CONSTRUCTION AND OPERATIONS

A Redeveloper(s) shall not discriminate on the basis of race, color, familial status, national origin, sex, marital status, age, sexual orientation, gender identity or expression, religion or disability in the construction and operation of any Project in the Area and shall take such affirmative action as may be appropriate to afford opportunities to everyone in all activities of the Project, including enforcement, contracting, operating and purchasing.

3. LAWS AND REGULATIONS

Redeveloper(s) shall comply with all applicable federal, state and local laws, ordinances, executive orders and regulations regarding nondiscrimination, affirmative action, workforce development, and prevailing wage compliance, including the City Guidelines for Minimum Utilization of Minority Enterprises, dated January 1, 1981 as may be amended, and the "Equal Opportunity and Nondiscrimination Guidelines" in **Exhibit "E"**, attached.

4. ENFORCEMENT

All of the provisions of this Section G shall be incorporated in an Agreement between the LCRA and Redeveloper(s), which Agreement shall be recorded in the office of the Recorder of Deeds. The provisions of G (1) and G (3) shall be covenants running with the land, without limitation as to time, and the provisions of G (2) shall be for the duration of this Plan and any extension thereof.

All of the provisions of Section G shall be enforceable against Redeveloper(s), its heirs, successors or assigns, by the LCRA, the City, any state having jurisdiction or the United States of America.

H. MODIFICATIONS OF THIS PLAN

Any proposed modification which will substantially change this Plan shall be approved by the St. Louis Board of Aldermen in the same manner as this Plan was first approved. Modifications which will substantially change this Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, or to the boundaries of the Area.

This Plan may be otherwise modified by LCRA (e.g. urban design regulations, development schedule) in accordance with its July 24, 2018 policy governing time extensions, as may be amended.

I. DURATION OF REGULATION AND CONTROLS

The regulation and controls set forth in this Plan shall be in full force and effect for twenty years commencing with the effective date of approval of this Plan by ordinance, and for additional ten (10) year periods unless before the commencement of any such ten (10) year period the St. Louis Board of Aldermen shall terminate this Plan as of the end of the term then in effect, except as provided in Section G (4) of this Plan.

J. EXHIBITS

All attached exhibits are hereby incorporated by reference into this Plan and made a part hereof.

K. SEVERABILITY

The elements of this Plan satisfy all requirements of state and local laws. Should any provisions of this Plan be held invalid by a final determination of a court of law, the remainder of the provisions hereof shall not be affected thereby and shall remain in full force and effect.

EXHIBIT "A"

**2000 - 2020 NORTH BROADWAY & 2001 NORTH 2ND ST.
LEGAL DESCRIPTION**

2000-2006 N BROADWAY
C. B. 320 BROADWAY
.442 ACS
N ST LOUIS ADDN
BND S-CHAMBERS
Parcel # 10320000020

2001-2021 N 2ND ST
C. B. 320 2ND ST
.607 ACS.
N ST LOUIS ADDN
BND S-CHAMBERS ST
Parcel # 10320000010

2020 N BROADWAY
C. B. 320 BROADWAY
0.601 ACRES
NORTH ST LOUIS ADDN BLOCK 30
BOUNDED N-MADISON ST
Parcel # 10320000030

Exhibit B
Project Area Plan-
Existing Uses & Conditions

**2000-2020 North Broadway
 & 2001 North 2nd St.**

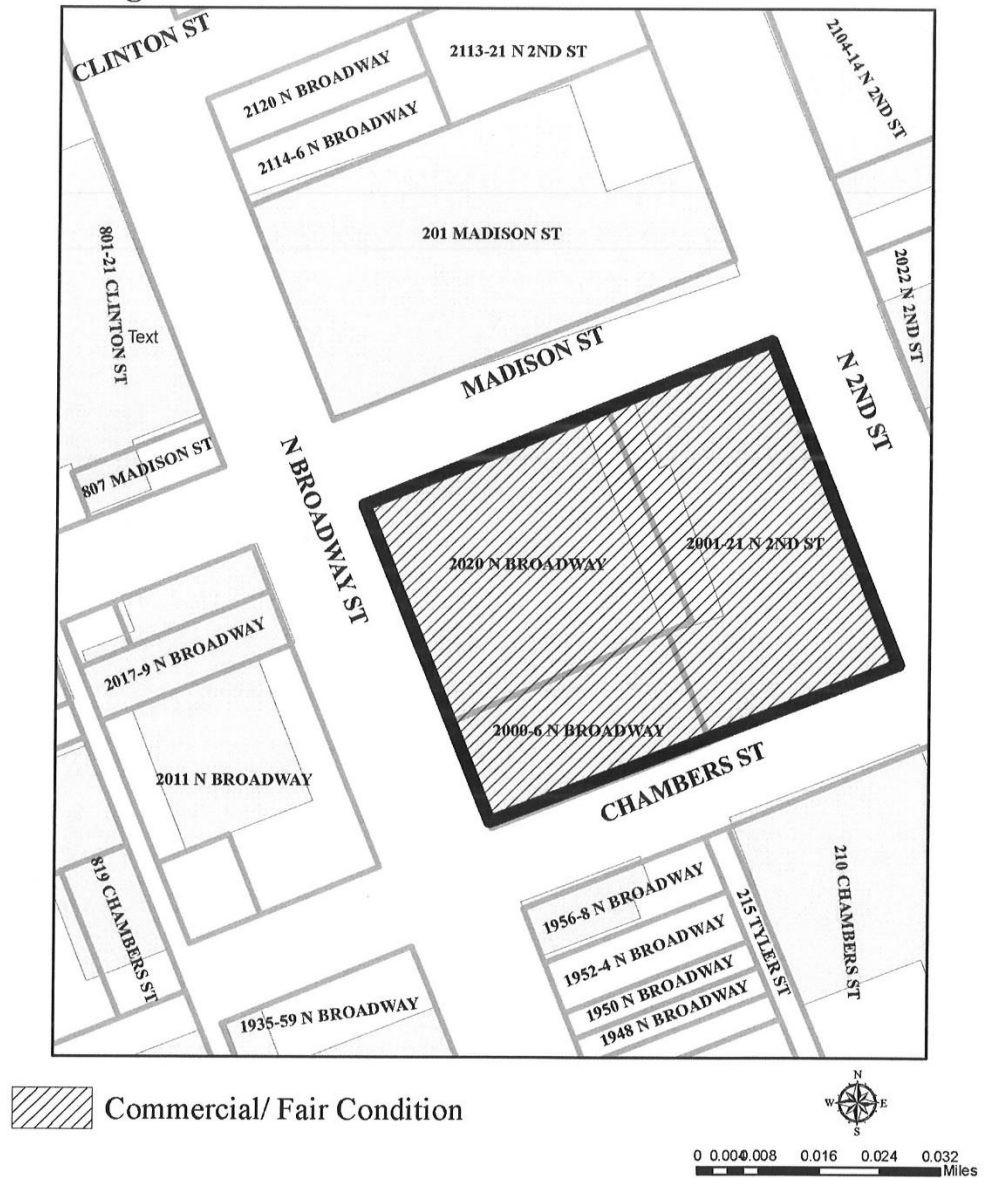


Exhibit B

Exhibit C
Project Area Plan-
Proposed Land Use

**2000-2020 North Broadway
 & 2001 North 2nd St.**

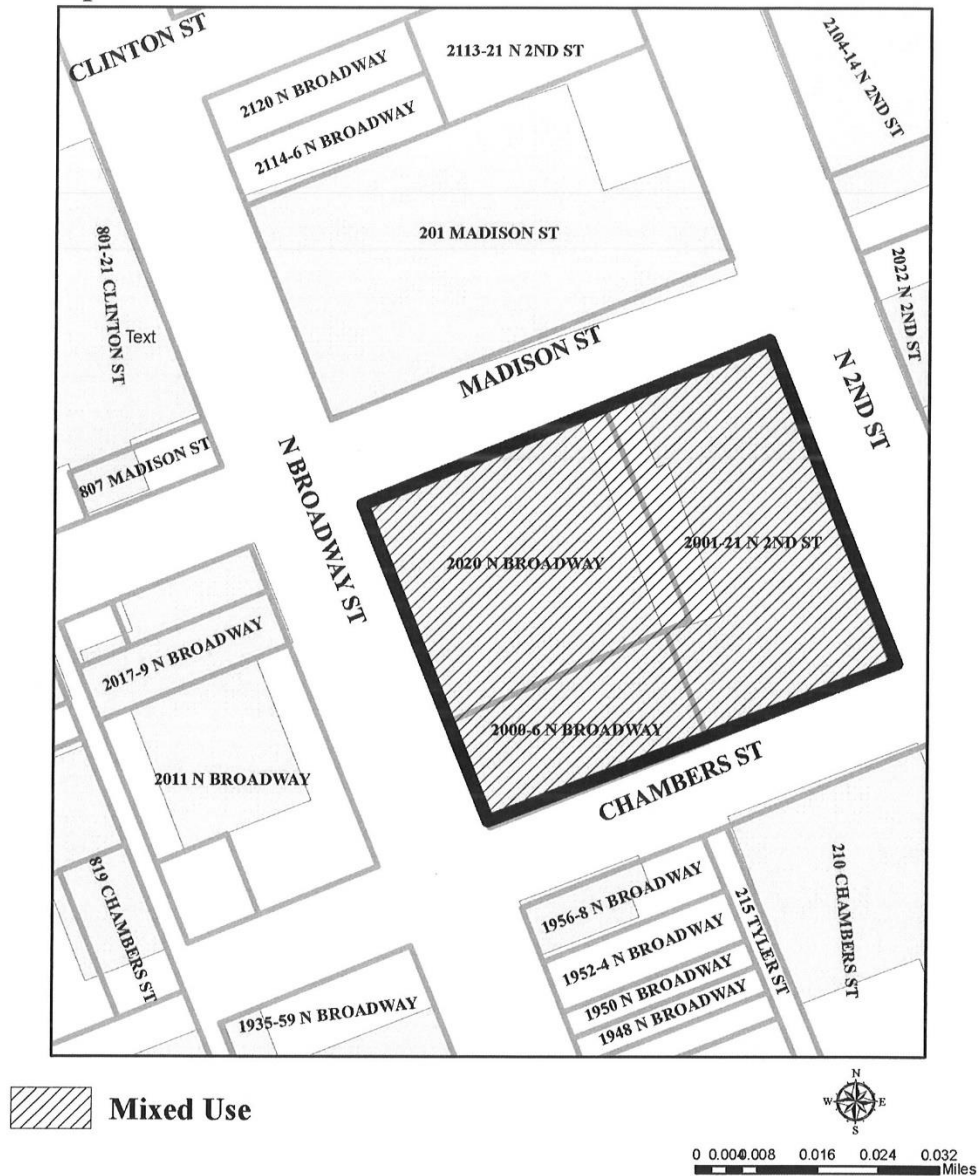
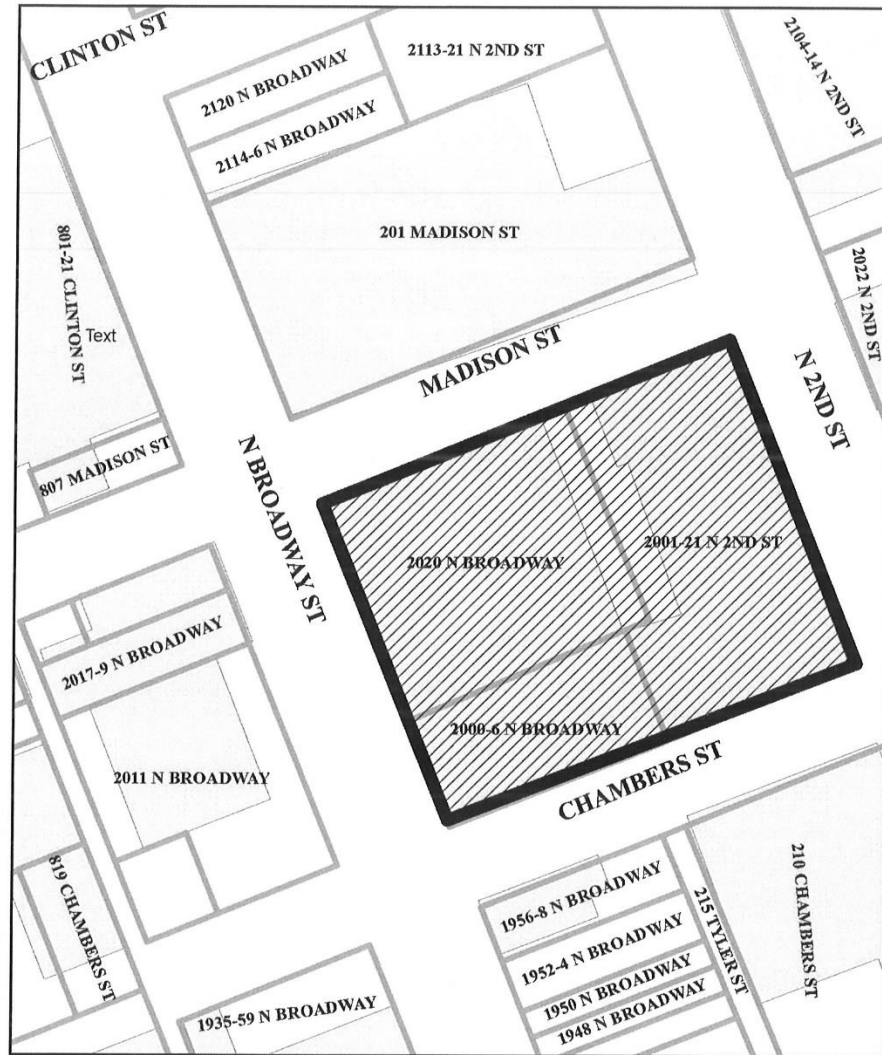


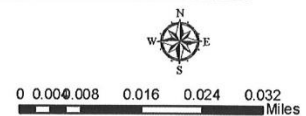
Exhibit C

Exhibit D
Project Area Plan-
Project Acquisition

**2000-2020 North Broadway
 & 2001 North 2nd St.**



 **No Eminent Domain**



EQUAL OPPORTUNITY AND NONDISCRIMINATION GUIDELINES

In any contract for work in connection with the redevelopment of any property in the Area, the Redeveloper(s) (which term shall include Redeveloper(s), any designees, successors and assigns thereof, any entity formed to implement the Project of which the Redeveloper(s) is affiliated), its contractors and subcontractors shall comply with all federal, state and local laws, ordinances, or regulations governing equal opportunity and nondiscrimination (Laws). Moreover, the Redeveloper(s) shall contractually require its contractors and subcontractors, and the contractors and subcontractors of its commercial tenants, to comply with such laws.

The Redeveloper(s) and its contractors will not contract or subcontract with any party known to have been found in violation of any such Laws, ordinances, regulations or these guidelines.

The Redeveloper(s) shall fully comply with Ordinance No. 69427, 70767 and 71094, as may be amended and or supplemented, pertaining to minority-owned and women-owned business participation, workforce development, and prevailing wage compliance, to the extent the provisions of those ordinances apply to the Project.

The Redeveloper(s) agrees for itself and its successors and assigns, that there shall be covenants to ensure that there shall be no discrimination on the part of the Redeveloper(s), its successors or assigns upon the basis of race, color, familial status, national origin or ancestry, sex, marital status, age, sexual orientation, gender identity or expression, religion or disability in the sale, lease, rental, use or occupancy of any property, or any improvements erected or to be erected in the Area or any part thereof, and those covenants shall run with the land and shall be enforceable by the LCRA, the City, and the United States of America, as their interests may appear in the Project.

The Redeveloper(s) of non-residential properties shall fully comply (and ensure compliance by "anchor tenants") with the provisions of St. Louis City Ordinance #60275 (First Source Jobs Policy) which is codified at Chapter 3.90 of the Revised Ordinances of the City of St. Louis.

**Blighting Report for the
2000 - 2020 North Broadway & 2001 North 2nd St.**

As outlined below, the Area suffers from a multitude of physical and economic deficiencies including defective and inadequate streets, insanitary or unsafe conditions, deteriorating or inadequate site improvements, improper subdivision or obsolete platting and conditions which endanger life or property by fire or other causes.

As a result of these factors the preponderance of the property in the Area is an economic liability for the City, its residents and the taxing districts that depend upon it as a revenue source, as well as a public, health and safety liability. It, therefore, qualifies as a "blighted area" as such time is defined in Sections 99.320(3) and 353.020 (2) of the Missouri Revised Statute (2000) as amended.

Subject Property is: _____ vacant land _____ unoccupied residential
_____ X occupied/unoccupied commercial

Subject Property is: X secured

The subject property _____ has X has not a predominance of defective or inadequate streets

If answer is yes, explain: _____

The subject property X has _____ has not unsanitary or unsafe conditions

If answer is yes, explain: The property is unoccupied. Portions of it are subject to illegal dumping, and use by transients.

The subject property X has _____ has not deterioration of site conditions

If answer is yes, explain: The unoccupied property is in poor condition.

The subject property _____ has X has not improper subdivision or obsolete platting

If answer is yes, explain: _____

The subject property X has _____ has not conditions which endanger life or property by fire or other cause. If answer is yes, explain: The unoccupied property is consequently subject to illegal dumping and use by transients, which combine to make it a significant fire risk.

The subject property _____ does X does not retard the provision of housing accommodations

If answer is yes, explain: _____

The subject property X does _____ does not constitute an economic liability_____

If answer is yes, explain: The unoccupied property is significantly deteriorated. This reduces the value of surrounding properties and would take significant investment to bring up to code

The subject property _____ does X does not constitute a social liability

If answer is yes, explain: _____

The subject property X is _____ is not a menace to the public health, safety, morals or welfare in its present condition and use. If answer is yes, explain: The unoccupied property is subject to illegal dumping, rat infestation, and fire.

The subject property X is _____ is not detrimental because of dilapidation, deterioration, age or obsolescence. If answer is yes, explain: The unoccupied property is significantly deteriorated, with the deteriorated site conditions listed above.

The subject property _____ is X is not detrimental because of lack of air sanitation or open space. If answer is yes, explain: _____

The subject property _____ is X is not detrimental because of high density of population.

If answer is yes, explain: _____

The subject property _____ is X is not detrimental because of overcrowding of buildings, overcrowding of land. If answer is yes, explain: _____

The subject property _____ has X has not a combination of factors that are conducive to ill health, transmission of disease, infant mortality, and juvenile delinquency.

If answer is yes, explain: The unoccupied property is subject to illegal dumping. It is also subject to use by transients.

SUSTAINABILITY IMPACT STATEMENT - RESIDENTIAL

The St. Louis Planning Commission adopted a Sustainability Plan on January 9, 2013. The following chart shows how the objectives of this Redevelopment Plan relate to selected Functional Categories and development related Objectives of the City's Sustainability Plan. The Mayor has issued a Sustainable Action Agenda (SAA). The following chart also shows items that may relate to development projects.

		Applicable	Not Applicable
I. URBAN CHARACTER, VITALITY AND ECOLOGY			
A1	Reinforce the City's Central Corridor as the dynamic "heart" of the region		X
A3	Develop designated areas via incentives for "green" and technical industries		
A4	Increase riverfront development and provide safe public access and associated recreational activity		X
A5	Provide development incentives to encourage transit-oriented development	X	
B1	Prioritize infill development to develop thriving compact communities/vibrant mixed-use main streets		X
SAA2	Make LRA land available at no cost for smart, productive, create re-use of the land.		X
B2	Update local street design standards and implement the Complete Streets Ordinance		X
B3	Create Citywide, and multiple neighborhood-scale mobility plans		X
B4	Discourage development that reduces transit, bike and pedestrian activities	X	
C1	Design public spaces and neighborhood streets as gathering spaces for people		X
C5	Maintain public spaces and neighborhood streets		X
D7*	Expand the City's urban tree canopy	X	
SAA4	Increase the Number of Trees Planted by 16,000 or 15%	X	
E1	Celebrate and increase activity along the Mississippi River		X
E2	Remove/change infrastructure to improve riverfront access		X
F1	Preserve and reuse buildings as a means of achieving sustainability		X
F2	Continue to integrate preservation into the planning and building approval process		X
F4	Protect historic properties vulnerable to foreclosure, tax forfeiture, or demolition		X
F5	Promote the redevelopment of historic homes and commercial properties		X
G1	Develop affordable homes in concert with long-range transit and development planning		X

G2	Encourage mixed-use affordable housing in high amenity neighborhoods	X	
G4	Integrate low income housing into market-rate and mixed-use development		X
G6	Experiment with new ways to create partnerships to build sustainable and affordable housing		X
G8	Offer housing that is energy efficient and environmentally sustainable		X
H4	Continue to remove site contamination and promote brownfields redevelopment		X
I4	Ensure urban agriculture is a profitable, viable enterprise		
J4	Preserve neighborhood residential areas/commercial and mixed-uses on corners/major corridors		X
J5	Increase the effectiveness of major commercial corridors		
J8	Incorporate sustainability in economic development programs		X
II. ARTS, CULTURE AND INNOVATION			
A4	Encourage the development of affordable artist housing, studios and ventures		X
A5	Diversify the City's range of arts, creative and innovative industries		X
SAA6	Build Phase II of CORTEX bioscience and technology research district		
C2	Facilitate development of arts, culture and innovative TODs		
C5	Target developing arts and cultural districts for streetscape and public space improvements		
E1	Use distinctive public art, architecture, landscape to build City and neighborhood identity		X
F1	Revitalize existing and develop new arts and cultural facilities		
III. EMPOWERMENT, DIVERSITY AND EQUITY			
E4	Expand the capacity to create additional affordable housing units		X
E5	Create pathways for qualified low-income families to become homeowners		X
SAA10	Implement Board Bill 297 pertaining to workforce inclusion		X
F1	Address blighting and environmental health hazards	X	
F6	Ensure the application of universal design and accessibility codes		X
IV. HEALTH, WELL-BEING AND SAFETY			
A5	Plan and design buildings, spaces and environments for safety	X	
B5	Reduce exposure of lead-paint poisoning	X	
C1	Eliminate food deserts and improve access to fresh produce		
C3	Support urban agriculture opportunities in the City		X

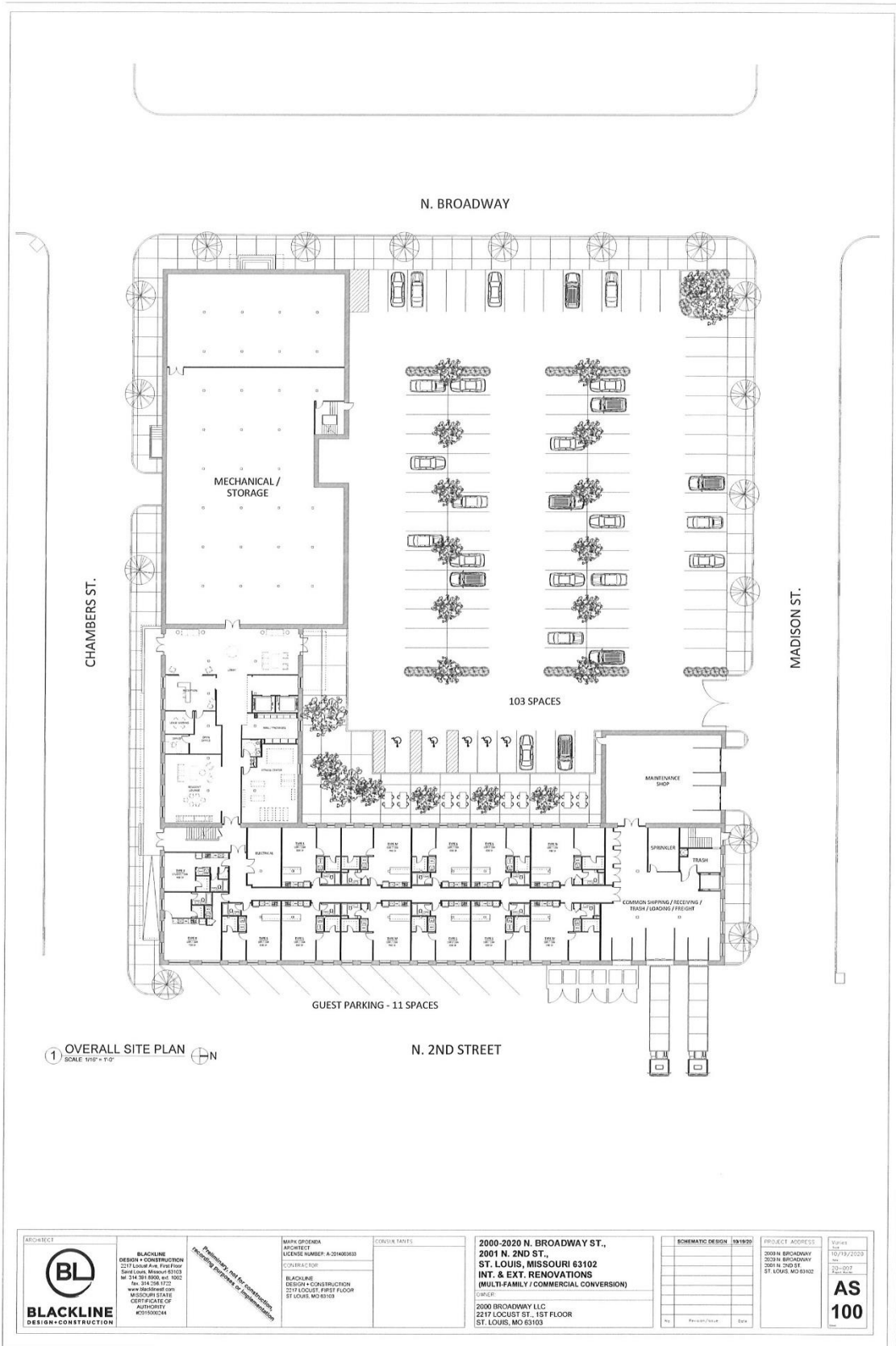
Exhibit G-2

End chronic Homelessness		X
Design buildings to encourage physical activity		X
V. INFRASTRUCTURE, FACILITIES AND TRANSPORTATION		
Advance the City as a transportation hub		
Encourage transit oriented development		X
Increase bike racks by 150%	X	
Use pilot projects to explore ways to achieve net zero storm water discharge		X
Strive for the highest levels of energy efficiency and maximize clean energy in buildings		X
Ensure building and site development integrated with natural site ecology		X
Advance the use of high-efficiency building related water systems and technologies		X
Encourage re-use of materials and divert waste from land-fills		X
Provide healthy interior environments in commercial buildings		
VI. PROSPERITY, OPPORTUNITY AND EMPLOYMENT		
Require a sustainability impact statement for all new City development		
Increase the inventory and availability of business and industrial real estate through environmental clean-up and land assembly		
Encourage small scale redevelopment with economic incentives		
Leverage the Mississippi River as an inexpensive transportation, drinking water and recreational resource		
Focus on small and local businesses as a key part of the City economy		
Re-use existing buildings for inexpensive incubation of entrepreneurial ideas		
Pursue transit oriented development at MetroLink stations and major bus nodes to encourage more walking/fewer carbon emissions		X
Market and encourage living in the City to recent college graduates	X	
Promote flexible development approaches by developers, land owners and business firms	X	
Direct new commercial and mixed-use development to designated corridors and districts that demonstrate market support		X
Create at least 8,500 new jobs at Ballpark Village, CORTEX, Carondelet Coke, St. Louis Army Ammunition Plant and North Riverfront		
Foster innovation		X
Remediate and prepare at least 40 vacant properties for redevelopment	X	
<i>Please comment in what ways you believe the Mayor's Sustainability Action Agenda overlaps with your successes on your project.</i>		

Exhibit G-3

EXHIBIT C





1 OVERALL SITE PLAN
SCALE 1/8" = 1'-0"

ARCHITECT

BL

BLACKLINE
DESIGN+CONSTRUCTION

BLACKLINE
DESIGN + CONSTRUCTION
1211 Locust Ave., First Floor
Saint Louis, Missouri 63103
Tel: 314.581.5500 ext. 1002
Fax: 314.258.1722
www.blackline.com
MISSOURI STATE
CERTIFICATE OF
AUTHORITY
00110102004

Plans are not for construction,
recording purposes or compliance

MAIN PROVIDER
ARCHITECT
LICENSE NUMBER: A-221000682

CONSULTANT
BLACKLINE
DESIGN + CONSTRUCTION
1211 LOCUST, FIRST FLOOR
ST. LOUIS, MO 63103

CONTRACT PARTS

2000-2020 N. BROADWAY ST.,
2001 N. 2ND ST.,
ST. LOUIS, MISSOURI 63102
INT. & EXT. RENOVATIONS
(MULTI-FAMILY / COMMERCIAL CONVERSION)
OWNER:
2000 BROADWAY LLC
2217 LOCUST ST., 1ST FLOOR
ST. LOUIS, MO 63103

SCHEMATIC DESIGN

10/19/20

NO.	REVISION/DATE	DATE

PROJECT ADDRESS

2000 N. BROADWAY
2001 N. BROADWAY
2001 N. 2ND ST.
ST. LOUIS, MO 63102

10/19/2020
10/19/2020
10/19/2020
10/19/2020

AS
100

Exhibit “D”

Photos of 2000-2020 N. Broadway & 2001 N. 2nd St. Redevelopment Area



**1) Redvelopment Area
Warehouse building,
2000-2006 N. Broadway
(Looking eastward)**



**2) Redevelopment Area
Warehouse building,
2000-2006 N. Broadway & 2001-2021 N. 2nd
St.
(Looking northwestward)**







**3) Redevelopment Area
Warehouse building,
2001-2021 N. 2nd St.
(Looking southward)**



**4) Redevelopment Area
Vacant lot,
2020 N. Broadway
(Looking eastward)**

Exhibit “D”

Photos of 2000-2020 N. Broadway & 2001 N. 2nd St. Redevelopment Area

	
<p>5) Adjacent properties Vitro Seating Products, 201 Madison St. (Looking northeastward)</p>	<p>6) Adjacent properties Worldwide Liquidators LLC, 108 Madison St. (Looking northeastward)</p>
	
<p>7) Adjacent properties Commercial building & vacant lots, 1936-1958 N. Broadway (Looking southeastward)</p>	<p>8) Adjacent properties Wedge Tire Inc., 2011 N. Broadway (Looking northwestward)</p>